

42-264-15-02

A Portion of APN: 1319-30-645-003

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0708 PG-1406 RPTT: 0.00



WHEN RECORDED MAIL TO:

Stewart Title of Nevada Holdings, Inc.  
1663 Highway 395, Suite 101  
Minden, Nevada 89423

**NOTICE OF DEFAULT AND ELECTION TO SELL**

WHEREAS, JUAN C. PEREZ, a single woman executed that certain deed of trust ('Deed of Trust') dated November 7, 2003 to Stewart Title of Douglas County, A Nevada Corporation, trustee, for the benefit of Sierra Tahoe Partners, L.P., a California limited partnership, ('Beneficiary'), which Deed of Trust is recorded in the Official Records of Douglas County in Book 1103 at Page 8929 as Document Number 0597265; and

WHEREAS, the Deed of Trust secures, among other obligations, a promissory note ('Note') in the original amount of \$17,356.50 payable to the order of Beneficiary; and

WHEREAS, Beneficiary has declared a breach and default under the Note and Deed of Trust and has elected to have the property encumbered by the Deed of Trust sold in accordance with the power of sale set forth therein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN that:**

1. The aforementioned Note and Deed of Trust are in default due to failure by the respective obligator(s) to make payments as and when due and payable; in particular, monthly principal and interest payments are due and payable commencing with that payment in the amount of \$358.44 which was due and payable on February 21, 2006, and all subsequent monthly principal and interest payments, together with late charges, service charges, advances made, penalties, and other fees and charges due and payable under the Note and Deed of Trust, if any, and all subsequent defaults that may occur or have occurred. There is now owing and unpaid on said note the principal sum of \$13,803.51 plus accrued interest.
2. Beneficiary has elected to have the property encumbered by said Deed of Trust, more particularly described in Exhibit A attached thereto and incorporated herein by this reference, sold in the manner particularly described in the Deed of Trust and pursuant to the laws of the State of Nevada to satisfy or partially satisfy the obligations of Trustor to Beneficiary thereunder and under the Note which it secures; and
3. Beneficiary has executed and delivered to Trustee a written declaration of default and written demand for the sale of said property; and
4. Trustor or a party in interest, as said term is defined under the laws of Nevada, may cure the aforementioned default under the Note and Deed of Trust by payment to the Trustee in cash or certified funds all delinquent payments of principal and interest due and payable through the date of said cure together with all costs, fees and expenses incident to the preparation and recordation of this Notice and to any such cure, and all amounts that may have been advanced or expenses incurred in the enforcement of Trustor's obligations or the rights of Beneficiary under the Deed of Trust and the Note, on or before thirty-five (35) days following the day upon which this Notice of Default and Election to Sell is recorded in the Official Records of Douglas County, Nevada, and a copy mailed, either registered or certified to any person or entity with a recorded ownership interest in the property on the date of said recording, postage prepaid, return receipt requested; to determine the amount necessary to cure the aforementioned default and to verify that a cure is permissible, interested persons are requested to contact the Trustee; and
5. In the event the aforementioned default is not cured, Beneficiary intends to accelerate the entire unpaid balance owing under the Note and Deed of Trust to be immediately due and payable in full.

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Stewart Title of Nevada Holdings, Inc.  
1663 Highway 395, Suite 101  
Minden, Nevada 89423

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Stewart Title of Nevada Holdings, Inc., a Nevada Corporation, successor to  
Stewart Title of Douglas County, a Nevada Corporation

By: *Aleta Hannum*  
Aleta Hannum, Authorized Agent

STATE OF NEVADA            )  
  ) SS  
COUNTY OF DOUGLAS        )

On this \_\_\_\_\_ day of JUL - 7 2008, before me, a notary public, in and for said county and state, personally appeared Aleta Hannum, who is the Authorized Agent of Stewart Title of Nevada Holdings, Inc., a Nevada Corporation, personally known to me to be the person who executed the above instrument on behalf of the said corporation, and acknowledged to me that she executed the same for the purposes therein stated.

*J. Mayo*  
Notary Public

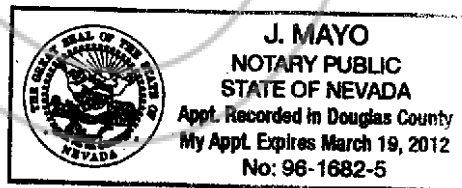


EXHIBIT "A"

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>th</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 264 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

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